

COMM AT SW COR OF NE1/4, RUN
S TO N R/W OF C R 240, SE
61.35 FT FOR POB, RUN N 655.09

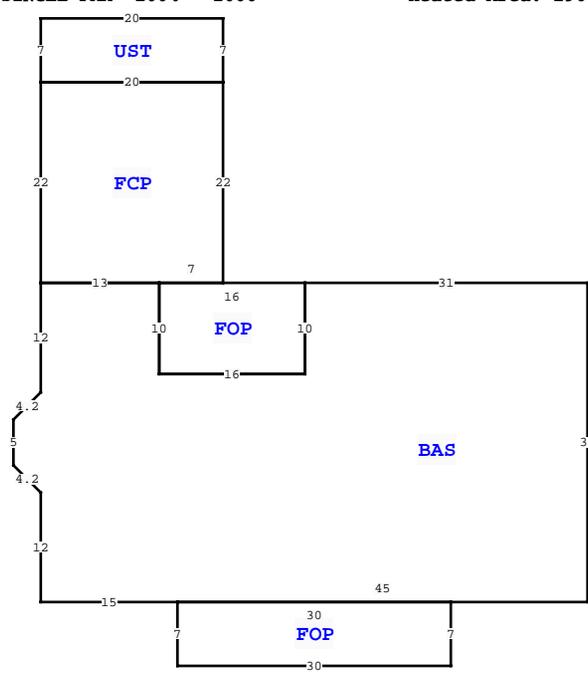
KEEN WILLIAM B/KEEN ALISA
1243 SW COUNTY ROAD 240
LAKE CITY, FL 32025

2026

09-5S-17-09171-008
VALUATION SUMMARY

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	11	CLAY TILE	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.1	1.100	
Architectural	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	07	07	
DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	9517.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,964	100	
FCP	440	25	
FOP	160	30	
FOP	210	30	
UST	140	45	
TOTALS	2,914		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,248	129.8088	147.98	332,659	2005	2005	0	0	20.00	80.00
1 SINGLE FAM 100% - 2006 Heated Area: 1964 HX Base Yr 2006											



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		266,127	
TOTAL MARKET OB/XF VALUE		5,850	
TOTAL LAND VALUE - MARKET		126,500	
TOTAL MARKET VALUE		285,917	
SOH/AGL Deduction		108,038	
ASSESSED VALUE		177,879	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		126,468	
TOTAL JUST VALUE		398,477	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		374,088	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052669	Roof Replacement	20,900	03/21/2025
23443	SFR	563	08/02/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1045/0394	5/04/2005	WD	Q	V	06	100

GRANTOR: KEEN
GRANTEE: KEEN

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W31 FOP= W16 S10 E16 N10\$ S10 W16 N10 FCP= E7 N22 UST= N7 W20 S7 E20\$ W20 S22 E13\$ W13 S12 D3 L3 S5 R3 D3 S12 E15 FOP= S7 E30 N7 W30\$ E45 N35\$.	

EXTRA FEATURES																
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0180	FPLC 1STRY	0	100	0	1.00	UT	2,000.00	2,000.00	100	2005	2005	3	100	2,000	
2	0166	CONC,PAVMT	0	100	22	440.00	UT	2.50	2.50	100	2005	2005	3	100	1,100	
3	0040	BARN,POLE	0	100	48	1.00	UT	3,000.00	3,000.00	75	2012	2012	3	75	2,250	
4	0081	DECKING WI	0	100	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	100			0.00	0.00	1.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,000							
2	6200	A	PASTURE 3	0			0.00	0.00	10.50	AC		1.00	1.00	1.00	280.00	280.00	2,940							
3	9910	M	MKT.VAL.AG	0			0.00	0.00	10.50	AC		1.00	1.00	1.00	11,000.00	11,000.00	115,500							